

OUR REF: 5941 – Stage 1
YOUR REF: ROL/2020/123

5 February 2021

Chief Executive Officer
Council of the City of Gold Coast
PO Box 5042
GCMC QLD 9729

Via email: mail@goldcoast.qld.gov.au

Attention: Ms. Alex Ponomareva

Dear Madam,

RE: RESPONSE TO COUNCIL INFORMATION REQUEST
AT: 60 STAPYLTON JACOBS WELL ROAD, STAPYLTON QLD 4207
LOT 501 ON SP295994

We act on behalf of the Applicant, Frasers Property Pty Ltd, and provide the following response to Council's Information Request emailed 24 December 2020. The Applicant considers this a partial response to the information requested, and requests Council to proceed with their assessment of the development application.

A detailed response to each item is provided below.

Town Planning

1. Titling Arrangement

The applicant is requested to amend the proposal to include private stormwater assets (as required by Information request item 2) and private internal roads within the proposed Community Title Scheme (CTS) development. The request for the roads to form part of private ownership is required to address concerns in regard to the private stormwater infrastructure (i.e. stormwater pipe) as this will not be supported within public infrastructure (i.e. Council road).

Alternatively, the applicant is requested to provide justification in regard to how a mixed Community Title Scheme (CTS) development that incorporates public stormwater / public road arrangement will be successfully undertaken, with particular regard to maintenance and management.

Note: The applicant is encouraged to request a meeting with relevant Officers to discuss the viability of the mixed arrangement if this option is to be pursued.

Applicant response:

In response to this item from Council, a number of meetings and discussions were held with officers to talk them through the suitability and appropriateness of the proposed titling arrangement.

The proposed 'mixed' community title scheme with Council infrastructure assets is not a new approach within the Gold Coast, and it will enable both fully design compliant Council infrastructure assets to be provided as well as the optimal ongoing management structure to support the unique and high quality communal embellishments proposed under common property ownership.

The 'mixed' Community Title Scheme (CTS) does not require or request any design or guideline relaxations from Council, and the fact that a CTS scheme is proposed will ensure that a robust framework is in place to enable the ongoing maintenance and management of the private communal areas is secured.

In this regard, the proposal has not been amended to include private stormwater and internal roads as requested by Council.

Open Space

2. Land Dedication

The applicant has proposed a Community Title Scheme tenure arrangement for their industrial estate, paradoxically, seeks to dedicate the drainage reserve to Council in service of their private development. Advice provided by the potential future asset custodian, City Assets, advises that Council will not accept this asset, and its maintenance and management in perpetuity. Any stormwater assets on the subject site associated with the private development are to remain in private ownership.

The applicant is requested to amend all relevant plans and reports to show the drainage reserves as common property.

Applicant response:

After review of the above item, the commentary provided within it is not agreed and as a result of subsequent meetings with Council has been proven to be inaccurate. There is not one single aspect of the proposed subdivision and land titling structural that is of a paradoxical nature.

All the proposed Council infrastructure assets have been designed to the relevant standards and are to be dedicated to Council as their assets.

In this regard, the proposal has not been amended to include drainage reserves as common property.

Landscape Assessment

3. Amended Statement of Landscape Intent

The applicant is requested to submit an amended Statement of Landscape Intent that clearly reflects any changes to the site layout that occur as a result of items within this Information Request. Additionally, the amended Statement of Landscape Intent is also requested to include the following:

- a) It is requested that reference to compost blanket or other seeded treatment within landscape buffer areas be removed; this is consistent with conditions of MIN/2020/454 and the high quality landscape outcome that is required in these buffers pursuant to the preliminary approval. It is requested that instead, the SLI nominate a treatment to the buffers consistent with that approved in OPW/2020/960.*
- b) It is requested that section AA be amended to reflect no change to ground level within the 3m width landscape buffer, consistent with the approved drawings for OPW/2020/960 and the change to ground level approved drawings for MIN/2020/454. It is also requested that the dimensions in section AA be corrected to start from the property boundary.*

Applicant response:

In response to this item from Council, an Amended Statement of Landscape Intent has been provided within **Attachment A** to achieve consistency with OPW/2020/960 and MIN/2020/659.

Water and Waste Assessment

4. Water Connection Location (above ground on lot water meter)

Based on the submitted material, it is unclear to Water and Waste where the proposed development's water meter is proposed to be located in compliance with Council's Standard Water Meter Drawings. Please note that the water meter for a CTS subdivision is to be located within common property.

Be advised that all water meters 50mm in diameter or larger require an above ground on lot water meter configuration and an associated easement in accordance with Council's Standard Water Meter Drawings (available on Council's website).

Note: If a stacked arrangement is required, the potable water meter is typically mechanical and subsequently a longer easement/assembly is required. Please

consider this when allocating space for the water meter(s). The size of the easement and space required for the water meter assembly is based on the size of the water meter(s) required.

- a. *Council requests the applicant to seek advice and confirmation from a hydraulic consultant on the size of the required potable water and (if applicable) fire meters required for the proposal. Once the size of the water meters is determined, the required easement size and location of the water meters can be incorporated into the design plans.*
- b. *Provide a Ground Floor / Site Plan showing the location and dimensions of the easement for any above ground on lot water meters, based on advice from a hydraulic consultant. This information must be on a DA plan.*
- c. *Amended architectural plans displaying no buildings, structures, footings or landscaping within the proposed easement.*

Note that this information is required to ensure achievable conditions of approval can be provided in accordance with the Planning Act.

Applicant response:

As the proposal does not seek to have a private road network nor water reticulation the need for metering is not required. On this basis there is no proposed deviation from the servicing strategy or civil operational works design approved by Council via MIN/2020/464 dated 26 October 2020.

Hydraulics and Water Quality Assessment

5. Stormwater management plan to be submitted

Council officers acknowledge that the site has current ROL approval from Council. A stormwater management plan is also part of the ROL approval. Furthermore, the submitted Engineering Services Report refers stormwater matters to the existing ROL approval.

However, the current application with Council (Council reference: ROL/2020/123) is not associated with the above-mentioned ROL approval. As such, a Stormwater Management Plan is requested to be submitted to support the application.

The Stormwater Management Plan is required to be prepared in accordance with City Plan policy – Land development guidelines, and cover the following (but not limited to) matters:

a. Drainage reserve Lot 900

- i. *It is noted that Lot 900 is proposed to be dedicated to Council as a Drainage Reserve. A bio-retention basin is located within the Drainage Reserve. As such, the bio-retention basin will become Council asset.*

Based on an advice received from City Assets, CTS development is required to provide adequate stormwater management measures (such as bio-retention basin) within its own CTS development area. Any associated stormwater infrastructure is to be owned and maintained by the CTS development.

Applicant response:

In response to this item from Council, please see Stormwater Management Plan within **Attachment B**. As mentioned in the above responses, all the proposed Council infrastructure assets (including proposed stormwater treatment devices) have been designed to the relevant standards and are to be dedicated to Council as their assets. The design of the stormwater basin does not differ to that approved by Council via MIN/2020/464 dated 26 October 2020.

b. Stormwater quality

- i. Provide MUSIC catchment plan demonstrating stormwater runoff from all development area are captured by the stormwater treatment train.*
- ii. Include MUSIC model result demonstrating Council's stormwater quality objectives are met prior to releasing the stormwater to the downstream property (including Council asset).*
- iii. Submit MUSIC model for review and record keeping.*
- iv. Regarding the stormwater treatment device, provide details (such as batter, maintenance access, flood immunity, outlet and etc) to demonstrate its compliance to Council's Land development guidelines.*

Applicant response:

In response to this item from Council, please see Stormwater Management Plan within **Attachment B**. As mentioned in the above responses, all the proposed Council infrastructure assets (including proposed stormwater treatment devices) have been designed to the relevant standards and are to be dedicated to Council as their assets. The design of the stormwater basin does not differ to that approved by Council via MIN/2020/454 dated 26 October 2020.

MUSIC modelling files will be provided immediately to Council under separate cover. It is noted these do not differ to those review and approved by Council with Revision 3 of the SWMP.

c. Stormwater quantity

- i. Identify internal and external catchment (if applicable) for the development area on a stormwater catchment plan.*
- ii. Quantify the stormwater quantity impact for storm events up to 1% AEP.*
- iii. Provide appropriate on-site mitigation measures and demonstrate external property (including Council asset) will not be subject to any stormwater quantity impact for storm events up to 1% AEP.*
- iv. Submit any applicable modelling files for review.*

Applicant response:

In response to this item from Council, please see Stormwater Management Plan within **Attachment B**. As mentioned in the above responses, all the proposed Council infrastructure assets (including proposed stormwater treatment devices) have been designed to the relevant standards and are to be dedicated to Council as their assets. The design of the stormwater basin does not differ to that approved by Council via MIN/2020/454 dated 26 October 2020.

d. Erosion and sediment control

- i. *Response to Sediment and Erosion Control Constraint Code is required. If erosion and sediment control report is triggered, the report is requested to be submitted and to be prepared in accordance with City Plan policy – Land development guidelines, and the Best Practice Erosion & Sediment Control (IECA Australasia, 2008), and the State Planning Policy (SPP 2017).*

Applicant response:

No Operational Works – Change to Ground Level component is associated with this application. Council have previously approved via MIN/2020/454 dated 28 October 2020 the earthworks and associated sediment and erosion control measures proposed for Stage 1 as part of the detailed design assessment as meeting this requirement. On site works are underway and being undertaken in accordance with **Condition 20 – Erosion and Sediment Control**.

e. Stormwater drainage

- i. *If external catchment is identified, it is required to be managed within the development area. Provide necessary information demonstrating how external catchment will be managed so that impact to external property will not be created for storm events up to 1% AEP.*
- ii. *Provide details of major/minor drainage design.*
- iii. *Demonstrate how the subdivided lot (or lots) achieves Lawful point of discharge.*

Note to the applicant: Private stormwater infrastructure (i.e. stormwater pipe) within public infrastructure (i.e. Council road) will not be accepted.

Applicant response:

In response to this item from Council, please see Stormwater Management Plan within **Attachment B**. As mentioned in the above responses, all the proposed Council infrastructure assets (including proposed stormwater treatment devices) have been designed to the relevant standards and are to be dedicated to Council as their assets. The design of

the stormwater basin does not differ to that approved by Council via MIN/2020/454 dated 26 October 2020.

6. Flood Storage

The applicant is requested to provide a flood storage plan showing the location and volume of flood storage loss/gain. Sufficient detail shall be provided to demonstrate no net loss of flood storage will occur during flood events up to 1% AEP. The applicant is requested to submit any applicable modelling files for review and record keeping.

Applicant response:

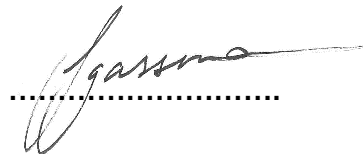
In response to this item from Council, flood balance has already been demonstrated and approved via historical applications. The operational works required to facilitate the compensatory works have been completed and the required flood covenant over Lot 4 on RP6843 (31 Yellowwood road, Stapylton) registered. No further information regarding this matter is required.

We feel that the above information satisfactorily responds and addresses all the matters raised as part of the Information Request and we look forward to a timely and favourable determination of the application.

If you require any further information or have any queries, please contact the undersigned.

Yours faithfully,

GASSMAN DEVELOPMENT PERSPECTIVES

A handwritten signature in dark ink, appearing to read 'Gassman', is written over a horizontal dotted line.

FRASER GASSMAN

TOWN PLANNER

Enclosed: Attachment A – Amended Landscape Intent Plan
 Attachment B – Stormwater Management Plan